

Upper Brook Street Masterplan Williams / Alliance UBS Limited

Addendum to Circular Economy Statement (486)2321-JM-GR-CE- PBSA_UBS_R05

Summary of changes



This addendum of updated chapters has been produced in reference to the Circular Economy Statement (486)2321-JM-GR-CE-PBSA_UBS_R05 dated 22.06.23 issued as part of the original planning documents.

In response to feedback from the planning application in June, the following changes are proposed:

- Block A1 reduced in height from GF + 41 storeys to GF + 29 storeys with change to the massing (removal of stepped form).
- Block A1 will now incorporate a mezzanine (included within the ground storey).
- The total quantum of PBSA beds within Blocks A1/A2 is now 756 beds (down by 124), beds within Block A3 remain unchanged.
- SimpsonHaugh are reviewing cladding and internal layouts, including the window openings on the Level 29 amenity floor, the north facing A1 corner units in particular, and a new gable end materiality.
- Elements linked to density / capacity of the development eg cycle provision, waste strategies etc will be updated in line with the new totals.

The above changes affect information previously provided on pages 5,8,23 and 25 of the original Circular Economy statement. In response, the following changes have been made within this document:

- Executive summary revised to include updated development description
- Project overview revised to include updated development description
- Operational waste management plan revised to incorporate reduction in building height
- Access and maintenance strategy revised to incorporate reduction in building height



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Updated Chapters

1.1 Executive Summary



This Circular Economy Statement has been prepared on behalf of Williams Motor Co (Holdings) and Alliance UBS Limited (the “Applicant”) as part of a Full Planning Application to Manchester City Council (the “Council”) for the Purpose Built Student Accommodation, Upper Brook Street, Manchester, (the “Site”). The proposed description of development is: The Site extends to 2.13 hectares and is bounded by Upper Brook Street (UBS), Grosvenor Street and Kincardine Road with Inchley Road running through the centre. The site comprises the various former Williams Garage buildings and their associated car parking forecourts. These buildings are now vacant and are formed around the Grade II* listed ‘Former Unitarian Chapel’ (sits outside of the site boundary) which now operates as student accommodation.

The Site is identified for redevelopment within the Oxford Road Corridor Strategic Regeneration Framework Guidance (SRFG) with mixed commercial uses, purpose built student accommodation, and high-density development identified as being a priority for the UBS site.

The Proposed Development forms one element of the wider Upper Brook Street Illustrative Masterplan which can be seen within the submitted Supporting Planning Statement.

The wider illustrative masterplan proposals are being brought forward collaboratively by Property Alliance Group, Moda Living, McLaren Property and Kadans Science Partner. The illustrative masterplan intends to transform the currently vacant sites, re-establishing their important role in the area by re-introducing permeability, public realm, and active community-facing uses at ground floor. The emerging masterplan includes almost 3 acres of new public realm and green spaces, two new public squares, as well as a series of high-quality new buildings of varying heights to provide for c.700,000ft² of sci-tech/life sciences uses, over 1,800 purpose-built student accommodation beds, and c. 25,000ft² of active ground floor uses.

The existing land uses surrounding the site are as follows:

- To the north lays a car park sited adjacent to the Mancunian Way Ring Road. Beyond this, the Ring Road overlooks Princess Street which comprises buildings forming part of the University of Manchester (the John Garside Building and the George Begg Building) which range from 3-15 storeys in height.
- To the east of the Site is Kincardine Road; beyond which the predominant use is 2-storey residential dwellings that form a part of the wider Brunswick Estate. The Brunswick Estate is an area currently undergoing extensive urban regeneration. This direction also comprises a Salvation Army building, the Sheung Lok Wellbeing Centre and Gartside Gardens.
- To the south of the Site lays a temporary paid car park (formerly in use as a Citroën car dealership) alongside the former Elizabeth Yarwood Court residential complex. This land is also identified for redevelopment in the Oxford Road Corridor SRFG and forms Phase One of the Upper Brook Street Masterplan.
- To the west of the Site is UBS, on the opposite side of which is the University of Manchester’s Main Campus, which includes the National Graphene Institute, the Manchester Engineering Campus and the Sir Henry Royce Institute, with buildings ranging from 4-storeys to 10-storeys in height.

Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works.

2.1 Project Overview



Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e))), and the provision of new public realm, two new public squares, new access and parking, and associated works.



Figure 1 - Upper Brook Street PBSA, Visuals

Operational Waste Management Plan



The operational waste strategy for the scheme focuses on the segregation of waste at source, in order to maximise the potential for residents and visitors to recycle in accordance with Manchester City Council Core Strategy Policy EN19.

The proposed strategy has been developed in compliance with the above policy. The Site Logistics Management Strategy produced by Curtins states the following:

- An internally accessed, communal refuse and recycling store is located at ground floor of each building, facing onto Kincardine Road
- On refuse collection days, the building's management team will move bins for collection on Kincardine Road. Refuse collection will be by private contractor twice a week. Stores have been sized to store 19no. 1100l eurobins in Building A1, 9no. 1100l eurobins in Building A2 and 9no. 1100l eurobins in Building A3.
- Commercial units are anticipated to have a higher frequency of collection and will be managed by the tenant. Refuse for the units will be stored within the unit demise.

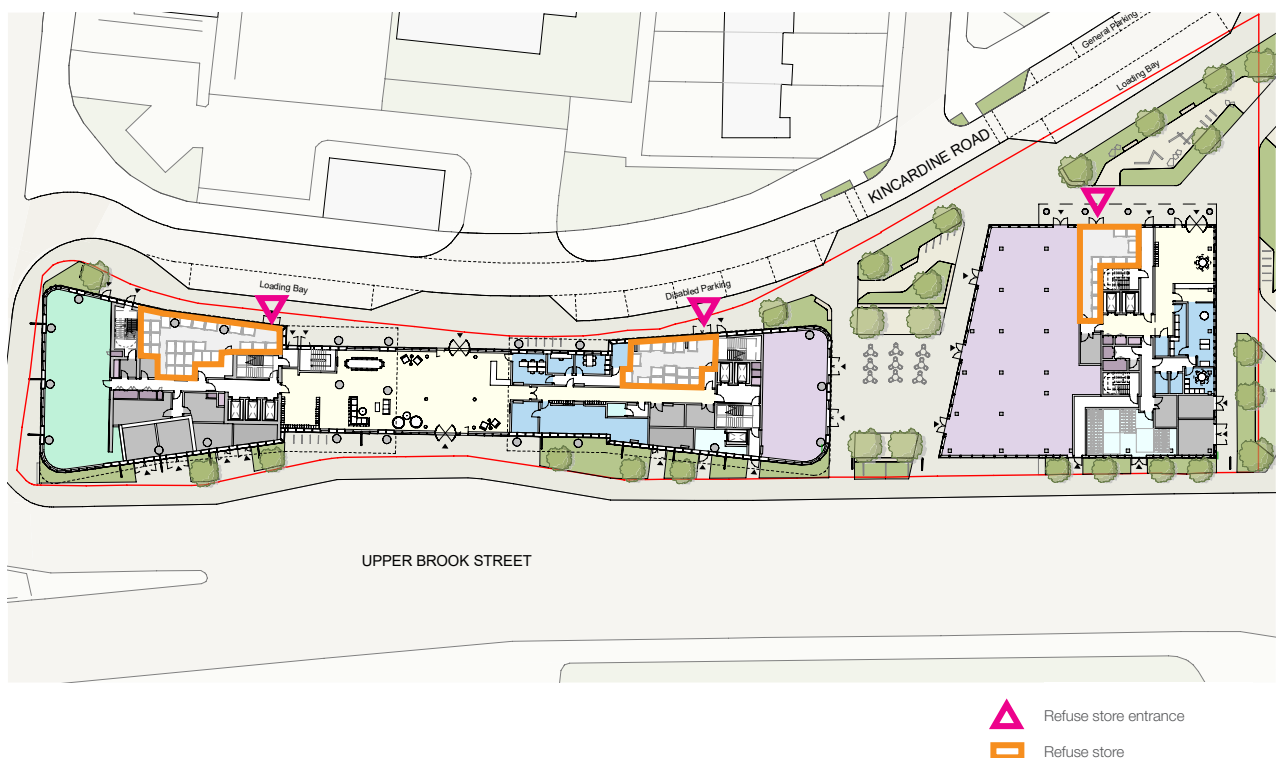


Figure 6 - UBS, Waste Strategy, Curtins

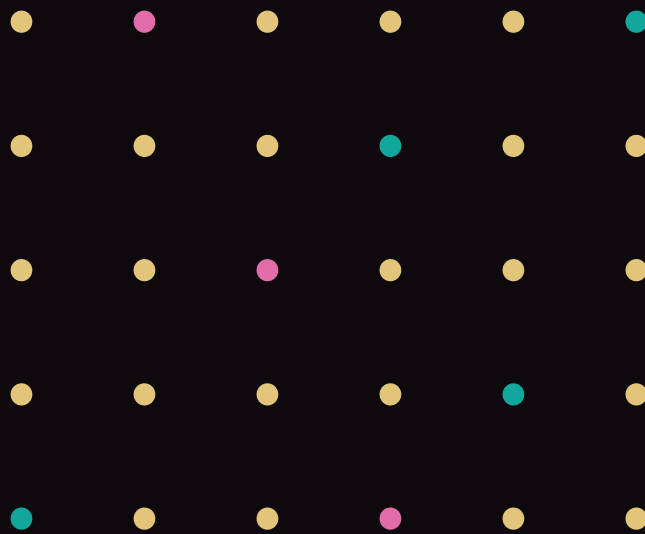
Access & Maintenance Strategy



The design team have considered the various options for access to maintain and replace elements of the building that have varying lifespans, including the facade and plant. The objective of the strategy is to provide the most reasonably practicable, appropriate and robust methods of safe access to the entirety of the building façades, including 'set backs', mini-roofs and soffits, for all cleaning and maintenance and replacement tasks expected to occur over the life of the building. The following strategy has been developed to ensure ease of access for re-design, replacement and maintenance:

- The facade is predominantly formed from unitised curtain walling. Key tasks will typically involve external access and include replacement of fixed light glass panels, openable ventilation doors and fixed metal panels.
- The primary method of facade access to Building A1 is a building maintenance unit (BMU) installed at tower roof level on a twin track system around the perimeter of the roof space. The BMU features an integrated material hoisting winch for use during facade replacement works.
- Davit arms will then utilise the cradle to access the south facing facades via the intermediate roofs, where the building steps.
- A clear 2m exclusion zone is to be outlined at the foot of each elevation during facade works for safe landing in the event of an emergency.
- Buildings A2 and A3 will be accessed and maintained from ground level using MEWPs.
- Access to the inward opening windows positioned behind the perforated aluminium panels, to all three buildings, is to be by internal methods for cleaning and replacement. The panels are suitably sized to transport through the building via the lifts, using glazing robots and trolleys
- The external envelope is broken down into the zones shown in the adjacent diagrams with regard to the strategy for access, cleaning and maintenance. Various access systems types are required to enable access to these zones, as annotated in the key. These systems will either be used independently or in combination with other systems, depending on the task. Mobile glass robots and trolleys are envisaged as being used to aid glass replacement in all zones, on all levels.
- Internally, demountable suspended ceilings will allow ease of access to service zones.
- For internal finishes, products will be considered that do not rely on adhesives to ensure fabrics / finishes can easily be replaced without causing damage to surrounding elements and producing unnecessary waste. Fixings will be used where feasible to ensure ease of disassembly and replacement.

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